



Wellesley High School Project ASSESSMENT CRITERIA

The following categories and criteria have been developed to enable the evaluation of design options, including both qualitative and quantitative information. The criteria will be used to select the option that best serves the needs of the majority of the Wellesley community. Please note: The list of criteria is not in any priority order.

		CRITERIA	FORUM (reno / add)	HUB (all new)
S1	SITE	Considers public safety access – fire and police <i>Both options will meet public safety requirements as part of the Project of Significant Impact (“PSI”) review process.</i>		
S2		Supports traffic and pedestrian safety <i>Both options will support traffic and pedestrian safety as part of PSI process.</i>		
S3		Allows drop-off efficiency – bus & auto <i>The Hub has one main drop-off. The Forum drop-off is split between front and back entrances. Hub has longer queuing lines bringing more cars off of Rice Street. In the Forum option the cars at the front entrance may back-up onto Rice Street.</i>		Preferred
S4		Considers woodlands impact <i>The Forum has limited impact on existing woodlands, while the Hub will build on the Selectmen’s parcel which is currently wooded.</i>	Preferred	
S5		Allows for expansion for school or civic use <i>Hub has better ‘attached’ expansion potential into the parking area, however recent ‘Fit test’ for a pool or other civic purpose indicates a loss of slightly more parking spaces in the Hub option for a detached expansion.</i>		Preferred
S6		Consolidates parking for supervisory purposes <i>Hub’s single parking area in front of building has good visibility from the administrative office. Forum parking in back is not visible from administrative offices.</i>		Preferred
S7		Offers parking near community space – gym & auditorium <i>Hub has more direct access from parking area to gym & auditorium. Hub parking is closer to Hunnewell Field for sports events parking.</i>		Preferred
S8		Enhances student use of outdoor spaces <i>Outdoor spaces for student use have not yet been developed, however the architects have indicated they anticipate both options should be considered equal.</i>		
S9		Promotes “green” positioning of building on site <i>Architects have indicated these would be equal.</i>		

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E1	EDUCATION / PROGRAM	Allows flexibility for enrollment fluctuations <i>This is a key design objective and both options are considered equal.</i>		
E2		Allows flexibility for program changes <i>This is a key design objective and both options are considered equal.</i>		
E3		Allows community use (track/fitness center, cable tv station, auditorium) <i>Both options will allow for community use of facilities.</i>		
E4		Offers appropriate square footage per program <i>Both options are designed to meet educational program guidelines.</i>		
E5		Secures academic areas after hours <i>Architects indicate they can achieve equal after hours security (lock-off of classrooms) in both options.</i>		
E6		Allows clear views for supervision <i>This criterion is for 'supervision' B4 below is for 'security and control'. On each floor the Hub has two long straight hallways that intersect at the Hub. The Forum has five hallways that connect, but do not intersect.</i>		Preferred
E7		Achieves logical student flow <i>Hub spokes have a more logical flow and may be easier to navigate than the Forum's non-continuous corridors in the two separate classroom wings.</i>		Preferred
E8		Achieves performing art department adjacency <i>Both options will achieve most adjacencies, although the floor plans are still being worked on to achieve all the adjacencies requested. The options are considered equal.</i>		
E9		Presents clear and coherent academic area <i>Hub classroom wings are directly connected to each other, while the Forum has two separated classroom wings.</i>		Preferred
E10		Achieves optimal library location <i>Hub library is close to classrooms and its location is central in the building. The Forum library is located in the 1938 auditorium, which is separated from many of the classrooms and not in the center of the building.</i>		Preferred
E11		Offers student commons/vital core <i>Both options have a substantial student commons / vital core, and the options are considered equal.</i>		
E12		Considers pivotal location of administrative offices <i>Both options have the administrative offices in a key location. The options are considered equal.</i>		

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B1	BUILDING	Requires swing space <i>Forum requires temporary space for gym, lockers and fitness facility. Phasing requires multiple moves and special access and connections. The detail scheduling of the phasing and use of swing space is still being worked on. The Hub does not require swing space.</i>		Preferred
B2		Considers relationship to neighborhood <i>Forum will be less 'change' to the Rice Street neighborhood, although a new large parking area would impact the Seaver Street neighbors. Hub will impact on both the west end of Rice Street and along Seaver Street with a new large building.</i>	Preferred	
B3		Considers reuse of the 1938 structure/respects town heritage <i>Forum is 'reuse' of most of 1938 Building. Possible re-use of some features or details may be incorporated into Hub.</i>	Preferred	
B4		Enhances security and control /visibility down hallways <i>This criterion is for 'security and control' visibility. On each floor the Hub has two long straight hallways that intersect at the Hub. The Forum has five hallways that connect, but do not intersect.</i>		Preferred
B5		Offers intuitive circulation <i>Hub's two spokes have a more intuitive circulation than the Forum's several corridors in two separate classroom wings.</i>		Preferred
B6		Includes green concepts – MA CHPS 30 <i>Both will be designed to achieve a similar rating, although the all new Hub may allow more opportunities for green concepts, while the Forum's building 're-use' is a significant green concept. Both options considered equal.</i>		
B7		Maximizes natural light <i>The architects indicate both can be designed to be equal. Hub may be slightly favored because it has fewer completely interior spaces. Both options considered equal</i>		
B8		Maximizes cross ventilation <i>As above, the architects have indicated both can be designed to be equal.</i>		
B9		Offers vistas to natural site & woodlands <i>Both have some views to natural site & woodlands. Hub has more classroom woodlands views to the west, while the Forum's woodlands views to the east are not fully utilized because they border the side of the auditorium.</i>		Preferred
B10		Considers location of flex classroom spaces <i>Both options have good access and logical separation. Both options considered equal.</i>		

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C1	CONSTRUCTION	Minimizes disruption to neighborhood <i>This is a key factor for all neighbors. Hub has a shorter construction cycle (by 1yr.5mo.) and is only one phase. The Hub has some more demolition on Rice Street and may have more construction impact on Seaver Street. Both options considered equal.</i>		
C2		Separates school from construction <i>Hub allows better separation of school and construction. The PSI review will address any safety issues, however, noise and visual distraction will be a bigger problem in the Forum.</i>		Preferred
C3		Requires modular space <i>Both will require modular classrooms for enrollment growth; Hub in front, Forum in back. Modulares in the back may be more problematic because they may be closer to construction.</i>		Preferred
C4		Requires temporary facilities <i>Forum requires temporary gymnasium / lockers / fitness facility in first phase, for the Hub no temporary facilities are required.</i>		Preferred
C5		Minimizes disruption to faculty and students <i>This criterion was a major concern of the School Committee. Hub will be less disruptive because no phasing is required and a shorter construction time.</i>		Preferred
C6		Provides for parking for staff and faculty <i>The recent slide presentations indicate the Forum provides 100 parking spaces and the Hub only 30 during construction – however parking plan is still being developed and more on site parking space may be needed for construction or modular classrooms.</i>	Preferred	
C7		Provides for parking for students <i>Neither option will allow student parking. Both options considered equal.</i>		

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BL1	BOTTOM LINE	Gross square footage	342,750	327,135
BL2		Footprint square footage	130,000	134,700
BL3		Construction duration (includes demolition and site work) <i>Hub is projected to be 1 year and 5 months shorter.</i>	5yr 2mo	3yr 9mo
BL4		Construction phases (plus demolition and site work) <i>Hub's one phase is preferred.</i>	3	1
BL5		Time to full occupancy <i>Hub is projected to be 1 year and 10 months sooner.</i>	4yr 10mo	3 yr
BL6		Cost range <i>These are the costs estimates presented at Annual Town Meeting. Recent estimates are slightly higher, but the 10% cost differential is similar to these figures. This cost projection favors the Hub, before any MSBA reimbursement or interest.</i>	\$174,537,000	\$158,565,000
BL7		Critical Cost and Risk Elements		
BL8		Operating Costs <i>Both options are considered equal at this time. Preliminary energy modeling shows a small cost advantage to Hub.</i>		
BL9		Variability of Construction Costs <i>Hub's all new construction is less likely to have cost variations than the Form due to potential unforeseen problems inherent in any renovation and the challenges of the three construction phases.</i>		Preferred
BL10		Contractor Risk <i>The selection of the contractor and type of contract has not been determined. Both options can be considered equal at this time.</i>		
BL11		Town Risk <i>There are various risks to the Town; such as construction in an occupied school, problems with the site preparation or permitting, and external factors that are unknowable, however these risk are considered generally equal between the two options.</i>		
BL12		Schedule Risk <i>Hub's all new construction and separate location, without phasing, has less risk of changes in the schedule.</i>		Preferred